

LANDLORD'S SCREENING REQUIREMENTS

This form helps landlords and agents document their tenant screening criteria in compliance with California Civil Code §1950.6 (as amended by AB 2493). It should be disclosed to all applicants prior to collecting an application or screening fee.

ADDRESS:

6550 Beeman ave

REUSABLE SCREENING REPORTS?

Rentspre only

IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?

No

MINIMUM CREDIT SCORE:

680

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):

Bank stamements and pay stubs for last 2 months

MINIMUM RENTAL HISTORY:

2 years

PRIOR LANDLORD REFERENCES:

No

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

5

CO-SIGNER OR GUARANTOR ACCEPTED?

Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

CRIMINAL HISTORY CONSIDERED?

Yes

PETS ALLOWED?

20lb max

PET RESTRICTIONS (SIZE, NUMBER, BREED):

20 lb only

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking, 2 parking spots

Landlords and agents must ensure these criteria are applied consistently and comply with all Fair Housing laws, including prohibitions on discrimination based on race, color, religion, sex, gender identity, sexual orientation, familial status, disability, national origin, source of income, and other protected characteristics.

